

# Appendix 13: A list of Current and Future Projects for Redruth relating to the NDP.

Nov-23

Redruth Parish Development Map March 2021 V1.1 references the major site specific projects

Name of Project	Description of the Project	Policy Area(s) relating to the NDP	Where the project is referenced in NDP Document	Redruth Parish Development Map 21 Reference	Status October 23 (where known)
<b>A Floral Welcome</b>	Providing high quality green welcomes at key gateways into the town have been identified In the 2022 Redruth Vision & Investment document and include the Brewery Site, the vacant plot at Penryn Street/Station Hill; outside the Railway Station by the Post Office, and Tesco's roundabout. Embedding green / floral welcomes into the urban fabric at key gateways into the town send a clear message to residents and visitors that Redruth takes their environment seriously.	Town Centre & Green Spaces	NDP Policies TR1 & GI1	n/a	No known progress
<b>Allotments, community orchards or gardens</b>	The CPIR Green Infrastructure Strategy prioritised for medium term the creation of <b>new allotments in Mount Ambrose &amp; Raymond Road</b> . Redruth doesn't currently have any community orchards or gardens. These should be encouraged in any appropriate locations. <b>Raymond Road Field</b> - Community Gardens and rewilding, <b>Strawberry Fields</b> - Multi-generational facilities & community gardens.	Green Spaces	NDP Policy GI1	n/a	?
<b>Bond Street re-design</b>	In the 2022 Redruth Vision & Investment document as a significant Road & Public Realm Project. To improve the link to the Town Centre and encourage footfall	Transport & Town Centre	NDP Policies TR1 & T2	n/a	Within the LCWIP
<b>Cemeteries and Churchyards</b>	The CPIR Green Infrastructure Strategy prioritised <b>St Day Cemetery</b> for short term improvement with planting & re-wilding.	Green Spaces	NDP Policy GI1	n/a	?
<b>Chapel Street / Foundry Row re-design</b>	In the 2022 Redruth Vision & Investment document as a significant Road & Public Realm Project. To redesign the route to provide appropriate crossing points and adequate pavement space.	Transport & Town Centre	NDP Policies TR1 & T1	n/a	Within the LCWIP

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<b>Clinton Passage Opeway Improvement</b>	In the 2022 Redruth Vision & Investment document as a significant Opeway Improvement, to improve this important pedestrian gateway into the town. Clinton Passage has undergone quality improvements to the paving and buildings immediately off Fore Street but it quickly falls apart, surrounded by demolished/overgrown building plots close to the Buttermarket with no natural surveillance, lack of lighting and feels unsafe.	Transport & Town Centre & Heritage	NDP Policies TR1 & T3 & H3	n/a	Within the LCWIP Tolgus Trail phase 2 has a completed feasibility study
<b>Cycle Route improvements for Redruth</b>	The Transport Local Cycling and Walking Infrastructure Plans for CPIR, (LCWIP) completed 2022 identifies cycling routes CO2, CO6 & CO7 as the strategic proposals for Redruth with route CO6 including proposals to complete the Tolgus Trail with the Phase 2 connection from The Gold Centre to Redruth Town Centre.	Transport	NDP Policies TR1 & TR2	TT2, 2a, 2b, 2c & C & G	looking at route options
<b>Dedicated Town Parks Trail</b>	Redruth has a considerable amount of green space /parks and play areas within a 10 minute walk of the town centre, however many are poorly linked or signposted and all the parks lack cohesion. There is a strong desire to create better links between these green spaces to make safer routes for children with the promotion of a circular Town Parks Trail that connects them all together. This could be promoted through Smart Town Technology and physical wayfinding. The suggested trail is shown in the 2022 Redruth Vision & Investment document (page 151).	Town Centre & Green Spaces	NDP Policies TR1 & G11	n/a	?
<b>Ex Murdoch &amp; Trevithick Centre</b>	Drump Road, TR15 1LZ. 52 Affordable Houses. Site was being built by Midas, but is stalled.	Housing	NDP Document - Policy HS3	HS3	Site is stalled
<b>Fairmeadow Car Park Redevelopment</b>	Purchased by Redruth Revival in 2023 for future re-development to enhance the town centre, reflecting its roots as a trading & gathering place. Fairmeadow is a strategic site for Redevelopment in the 2022 Redruth Vision & Investment Document.	Town Centre	NDP Document Policies T1 & T4	n/a	Feasibility stage

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<b>Flower Pot Car Park Former Charles Andrew Clinic, West End, TR15 2SF</b>	Flower Pot Car Park is a strategic site for Redevelopment in the 2022 Redruth Vision & Investment Document. It is currently owned by Cornwall Council. Opportunity to provide town centre affordable housing for local people, improve green spaces and greenery in the town centre & reintroduce reference to its historic former use as Flowerpot Methodist Church & keep some of the car park.	Town Centre & Housing	NDP Document Policy T1 & HS3	n/a	?
	w2/PA08/01877/FM gave permission for 37 Sheltered Housing which has not been built.	Housing	NDP Document - Policy HS2 & HS4	HS5	Site is stalled
<b>Former Clotworthys, 12 Fore Street</b>	12 Fore Street is identified as a significant negative building for repair & re-use in the 2022 Redruth Vision & Investment document. Planning permission PA15/12030 was granted in 2015 for demolition & 10 1 bed apartments	Town Centre	NDP Document Policy T1	HS2	Building has partially collapsed in Sept 23. Cornwall Council are pursuing works.
<b>Former Santander Bank 59 Fore Street</b>	59 Fore Street is identified as a significant negative building for repair & re-use in the 2022 Redruth Vision & Investment document.	Town Centre	NDP Document Policy T1	n/a	Currently vacant
<b>Former Specsavers, 73/74 Fore Street</b>	73/74 Fore Street is identified as a significant negative building for repair & re-use in the 2022 Redruth Vision & Investment document.	Town Centre	NDP Document Policy T1	n/a	Currently vacant
<b>Gweallweans 1 Alma Place</b>	PA23/00675 permission granted for conversion to 3 studio flats and 3 1 bedroom flats with on-site support.	Housing	NDP Document - Policy HS4	HS6	Site is in progress
<b>HSBC Bank (former) Fore Street</b>	Reopened its doors as a creative workspace housing a collection of artists that were based at the Buttermarket.	Town Centre	NDP Document Policy T2	n/a	Completed in 2022
<b>Leatside Health Centre having enough operational space</b>	Support Leatside Health Centre with their aspirations to acquire operational space in the NHS owned Health Centre on Forthnoweth, in order to be able to provide appropriate GP services for the growing Redruth population.	Health	NDP Policy HE1	n/a	tbc

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<b>Lidgeys Passage &amp; Butcher's Opeway Improvements</b>	In the 2022 Redruth Vision & Investment document as a significant Opeway Improvement. Lidgey's connects through from Chapel Street to Fore Street alongside the Regal Cinema; Butcher's connects New Cut Car Park to Fore Street alongside Poundland. To improve pedestrian movement and quality of experience into the town centre.	Transport & Town Centre & Heritage	NDP Policies TR1 & T3 & H3	n/a	Within the LCWIP Feasibility to signpost to Great Flat Lode & Coast to Coast done for Revealing Redruth Routes. CIL funding application failed in 2021.
<b>Linking Mining Assets to the Town Centre</b>	Redruth Town has it's own story to tell and there is the opportunity to effectively link to the mining assets surrounding the town centre by improving pedestrian linkage and signage to the mineral tramways, <b>(Great Flat Lode, Coast to Coast Trail, Tolgus Trail), Portreath, Wheal Peavor and Carn Marth</b> . These all tell the story of Redruth & would improve the tourism offer & make the trails more accessible to residents.	Historic Environment & Heritage Assets	NDP Document - Policy H4	C & G	Phase 1 has been completed in 2022/23 funded through HSHAZ, Historic England & Cornwall Council. Phase 2 is still required.
<b>Murdoch House</b>	Murdoch House is identified as a significant heritage building for repair & re-use in the 2022 Redruth Vision & Investment document. Owned by Percy Williams Trust. The most important building in Redruth. Home to William Murdoch, acclaimed as Britain's greatest mechanical engineer. He invented the gas lamp, the high-pressure steam engine and Sun and Planet Gear System - one of the most important inventions in engineering. The building is Grade II listed. Proposal is An interpretation museum to celebrate William Murdoch and his inventions.	Town Centre & Heritage	NDP Document Policies T1 & H2	n/a	
<b>Natural Green spaces</b>	The CPIR Green Infrastructure Strategy prioritised <b>The Paddock and Clijah Croft</b> for tree planting, re-wilding & Community Gardens.	Green Spaces	NDP Policy GI1	n/a	?

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<b>Parks and Amenity sites prioritised for improvement</b>	The CPIR Green Infrastructure Strategy prioritised <b>Victoria Park, East End access improvements &amp; Fairfield Park</b> , for short term improvement and Improving <b>Raymond Road Playing Field</b> is a medium-term priority.	Green Spaces	NDP Policy GI1	n/a	East End access phase 1 was completed in 2023
<b>Penryn Street 4&amp;4a &amp; adjacent vacant Station Hill Site.</b>	Derelict Grade 11 listed buildings & adjacent brownfield site in Private ownerships at an important gateway into the town from Falmouth which current blights the entrance leading to Murdoch House. Opportunity to provide commercial on ground floor and town centre affordable housing above or an alternative option is to provide a SuDS raingarden framed by trees that acts as catchment for storm water surface flows and provides a high quality public realm gateway.	Town Centre	NDP Document Policy T1	HS1	Planning permission for 14 residences PA15/00904. Not progressed.
<b>Penventon Park Hotel, West End, TR15 1TE</b>	69 Open Market and 20 Affordable	Housing	NDP Document - Policy HS4	HS7	20 affordable were completed in 21. Rest of site is nearing completion
<b>Play Improvements</b>	The CPIR Green Infrastructure Strategy prioritised <b>Wheal Harmony, Treskerby (create new), Roseland Gardens &amp; Fairfield Park</b> for play improvements.	Green Spaces	NDP Policy GI1	n/a	?
<b>Public Access Sports and Leisure sites prioritised for improvement</b>	The CPIR Green Infrastructure Strategy prioritised <b>Clijah Croft AWP (Phase 1) &amp; Strawberry Fields</b> for short term improvement. Improving <b>Clijah Croft AWP (Phase 2)</b> is a medium-term priority. Longer term are <b>Redruth Rugby Club, Mount Ambrose Cricket Club &amp; Redruth Cricket Club.</b>	Green Spaces	NDP Policy GI1	n/a	?

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<b>Redruth Brewery</b>	Support the re-development of the remainder of the Redruth Brewery site to provide redevelopment which is appropriate & beneficial for Redruth. In 2023, Cornwall Council has secured Master planning support through Shared Prosperity Funding to do the work needed to establish a preferred development option for the site. Work is starting in Spring 2023 and will continue from there. Understanding the ground conditions and current flood risk are critical to determining the best options for future of the rest of the site. The Brewery is a strategic site for Redevelopment in the 2022 Redruth Vision & Investment Document.	Town Centre & Heritage	NDP Document Policies T1 & T5 & H1 & H2	Masterplan area in red	Feasibility stage Feasibility work has started. Capital works still required.
<b>Redruth Community Centre</b>	Foundry Row Redruth. Within the Town Centre & opposite the Brewery site, Redruth Community Centre is identified as a significant community building for repair in the 2022 Redruth Vision & Investment document. It needs to be done in 2 phases.	Town Centre	NDP Document Policy T1	n/a	
<b>Redruth Methodist Church</b>	The Ladder is identified as a significant heritage building for repair & re-use in the 2022 Redruth Vision & Investment document. Proposal for an inclusive and affordable multipurpose events, concert, theatre, comedy, music space. Cornwall Centre for Culture + the Arts CIC has been set up with 6 trustees .	Town Centre & Heritage	NDP Document Policies T1 & H2	BAS4	Negotiating purchase The Design code is in draft form. Some shop front improvement delivery was done in 2022 through HSHAZ.
<b>Redruth Shopfront Design Code</b>	A design code for the Town Centre Conservation Area shops. 12 shops are identified in the in the 2022 Redruth Vision & Investment document as requiring shop frontage improvements that meet the Historic England eligibility criteria. 21 more have been identified. 4 frontages were improved through HSHAZ & others have had feasibility.	Design Code & Town Centre & Heritage	NDP Document - Policies DC2 & T1	n/a	

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<b>Station Road / Alma Place re-design</b>	In the 2022 Redruth Vision & Investment document as a significant Road & Public Realm Project. To redesign this area & improve the signage as appropriate.	Transport & Town Centre	NDP Policies TR1 & T1	n/a	Within the LCWIP
<b>Symons Terrace Opeway Improvement</b>	In the 2022 Redruth Vision & Investment document as a significant Opeway Improvement. Symons Terrace is the primary passageway leading from New Cut car park into Fore Street. To provide clear and effective wayfinding into the town centre from New Cut car park - crucial for good accessibility	Transport & Town Centre & Heritage Town Centre & Historic	NDP Policies TR1 & T3 & H3	n/a	Within the LCWIP
<b>The Buttermarket - Fore Street</b>	Restoration of the Buttermarket to create a food cluster of at least 8 units, an event space and other commercial spaces.	Environment & Heritage Assets	NDP Document Policy T1	n/a	Completion due summer 2024
<b>The Ladder (2-4 Clinton Road). Former Redruth Passmore Library : Grade II</b>	The Ladder is identified as a significant heritage building for repair & re-use in the 2022 Redruth Vision & Investment document. Relaunched as new Community Hub by Redruth Former Library CIC with studios for small businesses, community cafe, performance,/rehearsal and meeting spaces, residency studio and potential social enterprise nursery.	Town Centre & Heritage	NDP Document Policies T1 & H2	BAS2	The Ladder is open and trading. More phases of work required.
<b>The London Inn - Fore Street</b>	Creation of 7 flats and ground floor commercial space	Town Centre & Housing	NDP Document Policies T1, T2 & T3		Completed Nov 23 Currently being built with some occupied
<b>Tolgus Development Site Tree Planting, Biodiversity &amp; planning Green Infrastructure in new development.</b>	Phase 1 is 185 homes. Other priorities in the Green Infrastructure Strategy are increasing tree planting, increasing biodiversity, properly planning green infrastructure in new development and better utilising small incidental spaces to meet the priorities.	Housing	NDP Document - Policy HS4	TDS1	
		Green Spaces	NDP Policy GI1	n/a	No known progress

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<b>Trengweath Hospital Site (former) Penryn Street</b>	The application is for demolition of some of the buildings & erection of a 52 no. bed care home, erection of 6no. dwellings for over 55's, refurbishment and extension to Trengweath House to form a specialist care facility and refurbishment of Trengweath Cottage to form staff accommodation.	Housing	NDP Document - Policy HS4	BAS1	PA22/06830, which at the time of writing is still awaiting a decision.
<b>Treskerby - fields adjacent to the A3047</b>	86 open market & 14 affordable homes. Full permission is for 140 homes. 25 affordable and 115 Open Market	Housing	NDP Document - Policy HS4	HS4	Site is nearing completion
<b>Upper Fore Street/ Junction with Green Lane re-design</b>	In the 2022 Redruth Vision & Investment document as a significant Road & Public Realm Project. To extend the public realm work to the upper areas of the Town Centre.	Transport & Town Centre	NDP Policies TR1 & T1	n/a	Within the LCWIP
<b>Walking route improvements for Redruth</b>	The Transport Local Cycling and Walking Infrastructure Plans for CPIR, (LCWIP) completed 2022 identifies walking route WO8 as the strategic walking route proposal for Redruth. It connects key sites to the Town Centre & includes connecting to Tolgus Trail phase 1.	Transport	NDP Policy TR1	TT2, 2a, 2b, 2c	Within the LCWIP
<b>West End /Fore Street/ Penryn Street Junction re-design</b>	In the 2022 Redruth Vision & Investment document as a significant Road & Public Realm Project. To redesign the junction to give adequate pavement space for pedestrians and improve the road crossing.	Transport & Town Centre	NDP Policies TR1 & T1	n/a	Within the LCWIP
<b>Youth Provision</b>	The CPIR Green Infrastructure Strategy prioritised <b>East End Skatepark</b> and support for <b>Gweal-an-tops Adventure Play</b> . The 2022 Redruth Vision & Investment Document also identified these sites for support.	Green Spaces	NDP Policies GI1 & T1	n/a	Skatepark delivered in 2021